

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 13, 2012
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

~Continued from May 23, 2012

ITEM-4: ***BECERRA RESIDENCE - PROJECT NO. 273740**
City Council District: 1; Plan Area: La Jolla

STAFF: John Fisher

Extension of Time to previously approved Coastal Development Permit No. 130085 and Site Development Permit No. 530877. The previously approved permits allow to the applicant to demolish an existing single family structure and construct an approximately 8,469 square foot, two-story single family residence over a basement, with an attached approximately 781 square foot garage, a pool and spa at 1590 Coast Walk in the RS-1-7 Zone within the La Jolla Community Plan. Previously certified Mitigated Negative Declaration No. 44334. Report No. HO-12-045

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 13, 2012

~Continued from June 6, 2012

ITEM-5: **COLBURN RESIDENCE AMENDMENT - PROJECT NO. 277039**
City Council District: 2; Plan Area: Ocean Beach

STAFF: PJ FitzGerald

Coastal Development Permit (Amendment to CDP No. 687819) to allow demolition and reconstruction work associated with the remodel (including a 288 square foot addition) of an existing residence previously approved under CDP No. 687819, located on a 0.23 acre site with 5 additional existing residences at 5072 Niagara Ave in the CC-4-2 Zone, and within the Coastal (appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, FAA Part 77, Residential Tandem Parking, Parking Impact Overlay zones, within the Ocean Beach Community Plan area. Exempt from Environmental.
Report No. HO-12-052

RECOMMENDATION:

Approve

ITEM-6: **4061 LAMONT STREET MAP WAIVER - PROJECT NO. 259039**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit and Tentative Parcel Map to create four (4) residential condominium ownerships on one lot from a four unit residential building and a waiver to the requirements to underground existing overhead utilities. On July 21, 2011, Building Permit No. 745215 was issued for the four unit residential building. This work is currently under construction and development has not received a certificate of occupancy. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 4061-4067 Lamont Street in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, and Council District 2. Exempt from Environmental.
Report No. HO-12-051

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JUNE 13, 2012

ITEM-7: ***SAN DIEGO RIVER PATHWAY - PROJECT NO. 175757**
City Council District: 6; Plan Area: Mission Valley

STAFF: **Will Zounes**

Site Development Permit for Environmentally Sensitive Lands to construct a 1,200 linear-foot long by 12-foot wide multi-use pathway traveling under State Route 163 from Hazard Center Drive to Fashion Valley Mall on the north side of the San Diego River. The multi-use path is within the MV-M/SP and OF-1-1 zone of the Mission Valley Planned District, within the Mission Valley Community Planning Area. Mitigated Negative Declaration No. 175757. Report No. HO-12-049

RECOMMENDATION:

Approve

ITEM-8: ***RIVIERA BEACH TOWNHOMES - PROJECT NO. 124328**
City Council District: 2; Plan Area: Pacific Beach

STAFF: **Tim Daly**

Coastal Development Permit and Tentative Parcel Map to demolish the existing single family residence and construct three residential units with parking below on a 5,514 square-foot site at 4048 Riviera Drive in the RM-2-5, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay zones. Mitigated Negative Declaration No. 124328. Report No. HO-12-053

RECOMMENDATION:

Approve